

September 1, 2021

Board of Zoning Appeal
441 4th ST, NW
Washington, DC 20001

RE:
Special Exception at
647 16th ST, NE
Washington, DC 20002

STATEMENT OF COMPLIANCE WITH BURDEN OF PROOF

I. Introduction

The property is identified as Square 4540, lot 0293 (also referred to as 647 16th ST NE) and is zoned RF-1. The property is located between Gale St NE and Kramer ST within Ward 6. The existing use is single family residence with two stories over a cellar. There is a public alley along the east boundary lines.

The owners are in the process of submitting plans to DCRA for a building permit to convert the single-family residence to a two-family flat. Unit A will consist of the cellar and first floors and unit B will be in the second and third floors. The owner lived at this residence for numerous years and is currently building a new two dwelling flat on the adjacent lot. Due to the owner's personal experience and continued investment in this area they make decisions to enhance the neighborhood.

II. Proposed Project

The existing home's lot occupancy is 38.3% and the applicant is proposing to increase the lot occupancy to 69.88%. The addition is in the rear yard on all three levels. As seen in the existing photos the addition is being pushed towards the alley to align with the homes on lot 292 and 144. This will allow for continuity along the alley as seen from Kraemer ST NE. The two homes to the south (lot 292 and 144) on 16th ST NE are of similar size and lot occupancy. In addition, there are numerous homes along Kraemer ST NE that have similar lot occupancy.

Currently the existing home is level with the home to the North (lot 147). The proposed addition will have the same affect to the residence to the north (lot 147) as the lot to the south (lot 292) had on this lot when BZA approved an extension of 17'-9" to the edge of the dog leg plus another 10'-0" to the end of the house. By extending the home towards the alley the home will align with the homes on lot 292 and 144.

III. Special Exception Relief

The Applicant requests relief from Subtitle E § 304.1 Lot Occupancy and Subtitle E § 205.5 extension beyond adjoining principal residential building on an adjoining property.

1. Subtitle X § 901.2 (a) Will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps;

The Zoning regulations specifically permit the requested special exception relief for lot occupancy and architectural element alteration. The addition meets all other development standards of the RF-1 zone, and the use, a single-family row dwelling, is in harmony with the intent and purpose of the RF-1 zone, which is to provide for areas predominantly developed with row houses on small lots within which no more than two (2) dwelling units are permitted. Accordingly, the proposed project and use will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps.

2. Subtitle X § 901.2 (b) Will not tend to affect adversely, the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps

As described more fully below, the addition will not adversely affect the use of neighboring properties as the proposal meets all other development standards of the RF-1 zone and any potential impacts on light, air, and privacy do not rise to the level of undue.

Subtitle D § 5201.4(a), Light and air

The addition will be similar to the existing rear addition on the neighboring property to the south at 645 16th ST NW.

Subtitle D § 5201.4(b), Privacy

The privacy and use enjoyment shall not be unduly compromised by the project. The addition will not have any windows facing the neighboring building to the north. The only windows within the area requiring relief face east towards the subject property rear yard and alley. Therefore, the difference in privacy between a matter-of-right addition and the proposed addition does not rise the level of undue.

Subtitle D § 5201.4(c), Visual impact

The area is characterized by two-story and three-story dwellings, as seen in the photographs or the surrounding area included in this application. The subject property is using similar massing methods as the two properties to the south at 645 16th ST NE and 621 16th ST NE along 16th ST and the public alley.

Subtitle D § 5201.4(d), Demonstration compliance

The applicant has included materials sufficient to represent the relationship of the proposed addition to the adjacent buildings and views from the public ways.

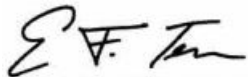
3. *Subtitle E § 206.3 Any new building, or alteration or addition to an existing building, including a roof structure or penthouse (the “proposed construction”) at the time of application, shall not significantly interfere with the operation of a solar energy system on an abutting property*

There are no existing or proposed solar installation on the properties to the north of subject lot.

IV. Conclusion

Through careful consideration and thoughtful design, relief may be granted without substantial detriment to the Public Good and without substantially impairing the intent, purpose, or integrity of the Zone Plan. We believe the proposed additional area meets the criteria set forth by the Board of Zoning Appeal Special Exception Review Standards.

Sincerely,



Agent

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